

**RESOLUTION**  
**REGIONAL PLANNING COMMISSION**  
**COUNTY OF LOS ANGELES**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing on April 24, 2002 to consider amendments to Title 22 (Zoning Ordinance) of the Los Angeles County Code to replace the Chapman Woods and Northeast San Gabriel Community Standards Districts (CSD) with the East Pasadena-San Gabriel CSD; and

**WHEREAS**, the Commission finds as follows:

1. In the last few years, a new residential development trend ("mansionization") has emerged in the unincorporated areas of the San Gabriel Valley. Existing homes- typically small, single-story residences- are demolished, lots are subdivided, and uncharacteristically large residences with minimum setbacks are subsequently constructed adjacent to existing smaller homes. This trend has resulted in negative impacts on aesthetics and community character, obstruction of scenic views, blockage of light and air into existing residences, and reduced privacy.
2. State law authorizes local governments to address land use issues such as the aesthetics, light, air and privacy impacts resulting from this type of residential development.
3. In 1993, 1998 and 2001, several communities in Chapman Woods and Northeast San Gabriel sought to regulate "mansionization." At their request, the Board of Supervisors adopted and expanded the Chapman Woods and Northeast San Gabriel Community Standards Districts (CSD). These CSDs established residential development standards regulating maximum building height, minimum yard dimensions, maximum lot coverage and maximum structural area.
4. Since adoption of the Chapman Woods and Northeast San Gabriel CSDs, other communities in the San Gabriel Valley have been experiencing "mansionization." In addition, concerns have arisen regarding adverse traffic, noise, and building bulk impacts of commercial uses adjacent to existing residences. Billboards erected near residential properties have also raised concerns about commercial sign regulations and the protection of aesthetics and community character.
5. To address these issues, residents in the San Gabriel Valley requested residential development standards similar to those in the Chapman Woods and Northeast San Gabriel CSDs and also requested regulations for commercial uses and signs. The proposed East Pasadena-San Gabriel Community Standards District addresses these community concerns by combining provisions in the

Chapman Woods and Northeast San Gabriel CSDs and establishing commercial development regulations.

6. Replacing the Chapman Woods and Northeast San Gabriel CSDs with the East Pasadena-San Gabriel CSD eases implementation with consistent regulations applied throughout the entire unincorporated area, thus promoting the County's Strategic Plan goal of Organizational Effectiveness.
7. The procedure for modifying the CSD standards provides flexibility in administering the CSD while notifying affected property owners. It alleviates the onerous requirement of a conditional use permit or variance for projects that may be compatible with community character, thus facilitating the County's Strategic Plan goal of Service Excellence with the establishment of user-friendly, timely and cost-efficient procedures for compatible development.
8. Consequently, the proposed amendment will allow appropriate residential and commercial development while protecting the light, air and privacy of existing residences and preserving aesthetics and community character.
9. The proposed amendment is compatible with, and is supportive of policies of the Los Angeles County General Plan to maintain and conserve sound existing development and to preserve sound residential areas.
10. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act, and the Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The Commission finds that the proposed amendments to the Zoning Ordinance will not have a significant effect on the environment pursuant to the California Environmental Quality Act, the State CEQA Guidelines and the Los Angeles County Environmental Document Procedures and Guidelines. The Commission further finds that the project is *de minimus* in its effect on fish and wildlife resources and the project is exempt from the payment of State Department of Fish and Game fees pursuant to Section 711.2 of the California Fish and Game Code.

**THEREFORE, BE IT RESOLVED THAT** the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the proposed amendment to Title 22 of the Los Angeles County Code (Planning and Zoning), to replace the Chapman Woods and Northeast San Gabriel Community Standards Districts (CSD) with the East Pasadena-San Gabriel CSD;

2. That the Board certify completion of and approve the attached Negative Declaration and find that the proposed amendments to Title 22 will not have a significant effect on the environment; and
3. That the Board of Supervisors find that the adoption of the proposed amendments is *de minimus* in its effect on fish and wildlife resources, and authorize the Director of Planning to complete and file a Certificate of Fee Exemption for the project; and
4. That the Board adopt an ordinance containing modifications to Title 22 as recommended by this Commission, and determine that the modifications are compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the Regional Planning Commission of the County of Los Angeles adopted the foregoing resolution on May 8, 2002.

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Rosie Ruiz, Secretary  
Regional Planning Commission  
County of Los Angeles